

Notes:

CONCRETE DRIVEWAYS EXTEND BEYOND LOT LINES ONTO 40' HALF R/W & 50' R/W (BY PLAT)

MAP OF BOUNDARY SURVEY

Property Address:

9898 SW 32 ST MIAMI, FL 33165



15271 NW 60 AVE, Suite 208 Miami Lakes, FL 33014 www.OnlineLandSurveyors.Com SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATIONION A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMOM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROPESSIONAL MUDIC SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 17200, FLORIDA STATUES.

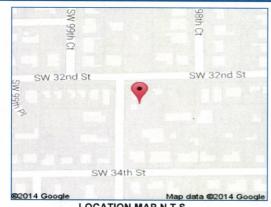
FLORIDA SIGNED

FERNANDO V. GONEZURVEY STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 5259

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL. OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FERNANDO V. GOMEZ, P.S.M. NO. 5259 ON THE SURVEY DATE NOTED



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

JAVI VASQUEZ

DEPARTMEN

FLOOD INFORMATION:

Community Number: MIAMI-DADE COUNTY 120635

Panel Number: 12086C0451L

Suffix: L

Date of Firm Index: 9/11/2009 Flood Zone: X Base Flood Elevation: N/A

Date of Survey: 10/1/2014

LEGAL DESCRIPTION: LOTS 11 AND 12, AND THE WEST 105.35 FEET OF TRACT 18, OF HAPPY FARMS ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



- IRON FENCE - -- EASEMENT - CENTER LINE WOOD DECK CONCRETE BRICK/TILE APPROXIMATE EDGE OF WATER COVERED AREA

CATCH BASIN
COUNTY UTILITY ESMT.
INGRESS/ EGRESS ESMT.
UTILITY ESSENT
FOUND IRON PIPE/
PIN AS NOTEO ON PLAT
LICENSE # - BUSINESS
LICENSE # - SURVEYOR
CALCULATED POINT
CONTROL POINT
CONCRETE MONUMENT
ELEVATION
POINT OF TANGENCY C.U.E. I.E./E.E. U.E. FND. OR F ELEVATION
POINT OF TANGENCY
POINT OF TANGENCY
POINT OF CURVATURE
PERMANENT REFERENCE MONUMENT
POINT OF EVERSE CURVATURE
POINT OF REVERSE CURVATURE
POINT OF BEGINNING
POINT OF COMMENCEMENT
PERMANENT CONTROL POINT
FIELD MEASURED
PLATTED MEASURED
PLATTED MEASURED
CALCULATED P.O.C. P.C.P.

LAKE OF LANDSCAPE MAINT, ESMT.
ROOF OVERHANG EASEMENT
POOL, PUMP
PLANTER OR PROPERTY LINE
IDENTIFICATION
BLOCK CORNER
BEARING REFERENCE
CENTRAL ANGLE OF DELTA
RECORDO OR RADIUS
RADIAL
TYPICAL
IRON ROO
IRON PIPE
NAIL & DISK
PARKER-KALON NAIL
DRILL HOLE
WELL
WELL
FIRE HYDRANT
MAN HOLE
VERHADO LINES
TRANSFORMER
CABLE TV, RISER
WATER METER
WATER METER
WATER METER
WOOL EQUIPMENT B.R.

R
RAD.
N.R.
TYP.
I.R.
I.P.
N&D
PK NAIL
D.H.

M
J
M.H.
O.H.L.
TX
CATV

EASEMENT
DRAINAGE EASEMENT
LANDSCAPE BUFFER ESSIT.
LIMITED ACCESS EASEMENT
TELEPHONE FACILITIES
UTILITY POLE
ELECTRIC UTILITY BOX
SEPTIC TANK
DRAIN FIELD
AIR CONDITIONER
CONC SIDENWALK
DRIVEMY
SCREEN
GARAGE
ENCLOSURE D.E. L.B.E. L.A.E.
TEL.
U.P.
E.U.B.
SEP.
D.F.
AC
CSW
DWY
SCR.
GAR.
ENCL.
N.T.S.
F.F.
T.O.B. ENCLOSURE NOT TO SCALE FINISHED FLOOR TOP OF BANK
EDGE OF PAYEMENT
CONORETE VALLEY GUITER
BUILDING SETBACK LINE
SURVEY TIE LINE
CENTER LINE
RIGHT OF WAY
PUBLIC UTILITY EASEMENT
CANAL MAINTRANCE EASEMENT
ANCHOR EASEMENT TOP OF BANK

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GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO
DETERMINE RECORDED INSTRUMENTS; I FANY, AFFECTING PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR
OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE
AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING
DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF
ONLINE LAND SURVEYORS INC.
UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER
IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND AROVE GROUND FOR CONCENTRATED.

IMIPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
FENCE OWNERSHIP NOT DETERMINED.
WALL TIES ARE TO THE FACE OF THE WALL.
BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.

BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR

NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTONIC SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE

THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF
THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES



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FIELD WORK:	9/30/2014	NANDO V. GO
DRAWN BY:	C.S.	Q SE NUM
CHECKED BY:	F.V.G.	- W. C
FINAL REVISION:	10/01/2014	- B No. 5259
COMPLETED:	10/1/2014	STATE OF STATE OF
SCALE:	1" = 40'	SURVEYOR LB# 7904
SURVEY CODE:	O-13382	LB# 7904



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